



Howard County

Internal Memorandum

Subject: BA-15-024C&V, Das Religious Facility (Jagannath Temple of North America)

To: Robin Regner, Administrative Assistant
Zoning Board, Board of Appeals and Hearings Examiner

From: Kent Sheubrooks, Chief *KS*
Division of Land Development *EB*

Date: January 5, 2016

This Division is in receipt of your request for comments on the above referenced Conditional Use and Variance request. Our comments are provided below:

1. The proposed prayer hall and associated improvements will require the approval of a Site Development Plan. The plan must address forest conservation, landscaping and all required information per Section 16.157 of the Subdivision Regulations. Any streams, wetlands, floodplain or associated buffers must be accurately delineated on the site development plan.
2. An Environmental Concept Plan may be required for the proposed improvements. Verify with the Development Engineering Division.
3. A forest stand delineation must be submitted with the site development plan. Indicate the location of any specimen trees on the property. The removal of specimen trees will require approval of a waiver to the Subdivision Regulations.
4. Please revise the exhibit to address the following:
 - Existing vegetation must be at least 30' in width to be used for landscaping credit in non-residential developments. Perimeter-3 may require additional plantings.
 - Schedule A (Perimeter Landscaping):
 - Perimeter 1-B: The type 'A' landscape edge requires 1 shade tree every 60 feet. Please revise the "number of shade trees required" to 1:60.
 - Perimeter-3: The "number of shade trees provided" should be 2 trees.
 - Remove the asterisk from Perimeter-4. No existing vegetation exists to be used for credit.
 - General Note #11: This site is located in the 4th Election District.
 - Advisory: Provide a detail of the proposed privacy fence (adjacent to existing house) on the site development plan. Include fencing type and height dimensions.
 - Advisory: Identify a reasonable parking location for the priest's residence on the site development plan.